

**Monday, December 07, 2015**

The following action minutes are listed as they were acted upon by the Subdivision Review Board and as listed on the agenda for the Regular Meeting of 9:00 AM, together with the maps and staff reports attached thereto and incorporated therein by reference.

Hearings are advertised for 9:00 a.m. This time is only an estimate and is not to be considered as time guaranteed. The public and applicants are advised to arrive early.

**ROLL CALL:**

**PRESENT:** Leslie Terry, Glenn Marshall and Chairperson Ellen Carroll

**ABSENT:** Aeron Arlin-Genet

Chairperson Ellen Carroll opens meeting.

**PUBLIC COMMENT PERIOD**

1. Members of the public wishing to address the Board on matters other than scheduled items may do so at this time, when recognized by the Chairman. Presentations are limited to three minutes per individual.

No one coming forward.

**CONSENT AGENDA**

2. November 2, 2015 SRB DRAFT Minutes

**Consent item 2, November 2, 2015 Minutes, is approved via voice vote by the County Subdivision Review Board and available on file at the office of the Planning and Building Department.**

**Motion by:** Leslie Terry

**Second by:** Glenn Marshall

<b>BOARD MEMBERS</b>	<b>AYES</b>	<b>NOES</b>	<b>ABSTAIN</b>	<b>RECUSE</b>
Carroll, Ellen	x			
Arlin-Genet, Aeron				
Marshall, Glenn	x			
Terry, Leslie	x			

3. A request for a first time extension by **PAUL KENNY** for Tentative Parcel Map/Conditional Use Permit (CO 04-0254) to allow for the subdivision of a 7,260 square foot parcel into two parcels of 3,005 and 4,255 square feet each for the sale and/or development of each proposed parcel as a planned development. The proposed residences would be two-story, include an attached garage, and be 1,726 square feet each. The project will result in the disturbance of the entire 7,260 square foot parcel. The project is located at the southern edge of 20th Street, approximately 200 feet south of Warner Street in the community of Oceano, in the San Luis Bay Sub-Area of the South County

planning area.

**County File Number: SUB2005-00195**

Supervisory District: 4

**Project Manager: Stephanie Fuhs**

APN(s): 062-087-015 and 062-087-016

Date Accepted: N/A

**Recommendation: Approve**

**Consent item 3, 1<sup>st</sup> Time Extension by PAUL KENNY is approved via voice vote by the County Subdivision Review Board and available on file at the office of the Planning and Building Department.**

**Motion by:** Leslie Terry

**Second by:** Glenn Marshall

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Carroll, Ellen	x			
Arlin-Genet, Aeron				
Marshall, Glenn	x			
Terry, Leslie	x			

4. A request for a first time extension by **SATHYENDRA and SHALINI BHAT** for a Tentative Parcel Map (CO 00-0183) to subdivide an existing 12.20 acre parcel into four parcels of 3.01, 3.04, 3.04, and 3.10 acres (gross) each. The four parcels will use a shared well system for the project's water supply. The project is located on the north side of Stagecoach Road, approximately 450 feet south of the Paloma Place intersection, approximately ½ mile northwest of the City of Arroyo Grande, in the San Luis Bay Sub-Area of the South County planning area. An addendum to the previously adopted Negative Declaration was approved by the Subdivision Review Board on November 6, 2006.

**County File Number: SUB2006-00012**

Supervisory District: 4

**Project Manager: Jo Manson**

Assessor Parcel Number: 047-127-002

Date Accepted: N/A

**Recommendation: Approve**

**Consent item 4, 1<sup>st</sup> Time Extension by SATHYENDRA AND SHALINI BHAT is approved via voice vote by the County Subdivision Review Board and available on file at the office of the Planning and Building Department.**

**Motion by:** Leslie Terry

**Second by:** Glenn Marshall

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Carroll, Ellen	x			
Arlin-Genet, Aeron				
Marshall, Glenn	x			
Terry, Leslie	x			

5. A request for a first time extension by **AVILA BEACH VILLAS, LLC** for a Vesting Tentative Parcel Map/Coastal Development Permit (CO 08-0155) and Development Plan to subdivide and develop an existing 8,434 square foot parcel into four air space condominium units for the purpose of sale. Also

included is a right of way abandonment which will increase the usable site area to 9,679 square feet. The units range in size from approximately 1,269 square feet to 1,585 square feet each. The project includes the demolition of the existing single family residence on site, construction of an approximately 5,265 square foot subterranean parking garage with storage areas for each residential unit, and inclusion of internal courtyards and open areas for condominium residents to utilize. The project is designed to be constructed in three floors with parking on the bottom level and have a maximum height of 25' as measured from average natural grade. The project will result in the disturbance of the entire 8,434 square foot property (9,679 square feet including right of way abandonment). The proposed project is within the Residential Multi Family land use category and is located at 250 San Luis Street within the community of Avila Beach. The site is in the San Luis Bay Coastal planning area. A Negative Declaration was approved by the Subdivision Review Board on November 2, 2009.

**County File Number: SUB2008-00040**

Supervisory District: 3

**Project Manager: Jo Manson**

APN(s): 076-201-056, -021

Date Accepted: N/A

**Recommendation: Approve**

**Consent item 5, 1<sup>st</sup> Time Extension by AVILA BEACH VILLAS, LLC. is approved via voice vote by the County Subdivision Review Board and available on file at the office of the Planning and Building Department.**

**Motion by:** Leslie Terry

**Second by:** Glenn Marshall

<b>BOARD MEMBERS</b>	<b>AYES</b>	<b>NOES</b>	<b>ABSTAIN</b>	<b>RECUSE</b>
Carroll, Ellen	x			
Arlin-Genet, Aeron				
Marshall, Glenn	x			
Terry, Leslie	x			

## **HEARINGS**

6. Continued hearing to consider a request by **CANDACE & PHIL GULDEMAN** for a Vesting Tentative Parcel Map (CO12-0002) to subdivide an existing 5.25 acre parcel into three parcels ranging in size from 1.22 to 2.64 acres for the purpose of sale and/or development. The proposal involves a modification to the design standards of Section 21.03.010 of the Real Property Division Ordinance for proposed Parcel 3 regarding the average depth to width ratio of a parcel and pertaining to undergrounding of utilities. The project includes off-site road improvements to Mesa View Drive (Highway 1). The project will result in the disturbance of approximately 1,500 square feet of the 5.25 acre parcel. The proposed project is within the Residential Suburban land use category. The project is located at 524 Mesa View Drive, approximately 460 feet northeast of Halcyon Road, approximately two miles south of the community of Oceano on the Nipomo Mesa. The project is in the South County Inland subarea of the South County planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on September 24, 2015 for this project. Mitigation measures are proposed to address Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Noise, Public Services and Utilities, Recreation, Transportation and Circulation and Water, and are included as conditions of approval.

**County File Number: SUB2011-00028**  
**Supervisory District: 4**  
**Project Manager: Stephanie Fuhs**

**Assessor Parcel Number: 075-191-029**  
**Date Accepted: October 1, 2014**  
**Recommendation: Continue to 2/1/2016**

Stephanie Fuhs, Project Manager: requests continuance for item to February 1, 2016.

**The Subdivision Review Board continues the request by CANDACE & PHIL GULDEMAN for a Vesting Tentative Parcel Map (SUB2011-00028/CO12-0002) to February 1, 2016.**

**Motion by:** Glenn Marshall  
**Second by:** Leslie Terry

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Carroll, Ellen	x			
Arlin-Genet, Aeron				
Marshall, Glenn	x			
Terry, Leslie	x			

7. A request by **OBISPO 400 LLC.** for a Lot Line Adjustment (COAL 14-0047) to adjust the lot lines between three parcels of 5.5, 229.3 and 129.6 acres each (364.4 acres total). The adjustment will result in three parcels of 20.0, 249.3 and 95.1 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Rural Lands and Agriculture land use categories. The property is located at 4970 Huasna Townsite Road, approximately 800 feet west of the Huasna Road and Huasna Townsite Road intersection, approximately 10 miles east of the City of Arroyo Grande. The site is in the Huasna-Lopez sub-area of the South County Area Plan. Also to be considered is the approval of the environmental document. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on October 22, 2015 for this project. Mitigation measures are proposed to address Aesthetics, Biological Resources, Cultural Resources, and Public Services/Utilities, and are included as conditions of approval.

**County File Number: SUB2013-00071**  
**Supervisory District: 4**  
**Project Manager: Stephanie Fuhs**

**APN(s): 085-231-002, 085-233-003, 085-101-010**  
**Date Accepted: July 17, 2015**  
**Recommendation: Approve**

Stephanie Fuhs, Project Manager: presents staff report via power point.

Dennis Schmidt, Agent: states is in agreement with the revision to Condition 11 and questions the mitigation on the Biological report with Stephanie Fuhs responding.

Leslie Terry: questions if there was any further discussion with the Ag Department with Stephanie Fuhs responding.

Glenn Marshall: questions the development options with Stephanie Fuhs responding.

**The Subdivision Review Board adopts the Mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. and approved Document Number: 2015-019\_SRB granting a Lot Line**

**Adjustment (SUB2013-00071/COAL 14-0047) to OBISPO 400 LLC., based on the Findings A through B. in Exhibit A and subject to the Revised Conditions 1 through 12 in Exhibit B with the revision to Condition 11 to read "All new parcels shall be provided with a minimum 24-foot wide private access and utility easement to a public road. Additional easement width shall be provided as necessary to contain all elements of the private access roadway prism. The easements may be created by parcel map, grant deed, or restrictive covenant." adopted.**

**Motion by:** Leslie Terry

**Second by:** Glenn Marshall

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Carroll, Ellen	x			
Arlin-Genet, Aeron				
Marshall, Glenn	x			
Terry, Leslie	x			

8. A request by **ANGUS & LINDA CRITES & DR. SUSANNE MORAN** for a Lot Line Adjustment (COAL15-0072) to adjust the lot lines between five (5) parcels of 3,125 square feet, 3,125 square feet, 3,125 square feet, 3,125 square feet, and 2,985 square feet each, and resulting in two (2) parcels of 10,938 square feet and 4,547 square feet, respectively. The adjustment will not result in the creation of any additional parcels. The proposed project is within the Residential Single Family land use category at 2701, 2711, and 2715 Richard Avenue. The project site is in the community of Cayucos within the Estero Planning Area. Also to be considered is the approval of the environmental document. A General Rule exemption was issued for this project.

**County File Number: SUB2015-00015**

APN(s): 064-211-046, 064-211-045,  
064-211-063

Supervisory District: 2

Date Accepted: September 30, 2015

**Project Manager: Brandi Cummings**

**Recommendation: Approve**

Brandi Cummings, Project Manager: presents staff report via power point.

**The Subdivision Review Board notes a General Rule of Exemption (ED15-078) was issued on October 10, 2015 and approves Document Number: 2015-020\_SRB granting Lot Line Adjustment (SUB2015-00015/COAL15-0072) to ANGUS & LINDA CRITES & DR. SUSANNE MORAN based on the Findings A through C. in Exhibit A and subject to the Conditions 1 through 10 in Exhibit B. adopted.**

**Motion by:** Glenn Marshall

**Second by:** Leslie Terry

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Carroll, Ellen	x			
Arlin-Genet, Aeron				
Marshall, Glenn	x			
Terry, Leslie	x			

9. A request by **TRACY RONCA** for a Vesting Tentative Parcel Map (CO15-0034) to subdivide two

existing parcels (Parcel A: 5.91 acres; and Parcel B: 6.84 acres) into four new parcels (3.54, 2.37, 2.10, and 4.74 acres in size) for the purpose of sale and/or development. The proposal also includes abandonment of the following rights-of-way shown on Tract 681: Borza Lane, Nopales Road, and Corriente Lane and Choya Court. The project will result in the disturbance of up to four acres of the overall 12.75-acre site. The proposed project is within the Residential Suburban land use category, and is located at 1745 Tiburon Way (Parcel A) and 3790 Sequoia Drive (Parcel B), approximately 1,000 feet northeast of Orcutt Road and the southeastern limit of the City of San Luis Obispo. The site is in the San Luis Obispo sub area of the San Luis Obispo planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on October 29, 2015 for this project. Mitigation measures are proposed to address Air Quality, Biological Resources, Public Services and Utilities, Recreation, Transportation and Circulation, Water and Land Use and are included as conditions of approval.

**County File Number: SUB2014-00066**

Supervisory District: 3

**Project Manager: Airlin M. Singewald**

Assessor Parcel Number: 076-532-026, 018

Date Accepted: August 31, 2015

**Recommendation: Approve**

Airlin Singewald, Project Manager: presents staff report via power point.

**The Subdivision Review Board adopts the Mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq., and approves Document Number: 2015-021\_SRB granting Vesting Tentative Parcel Map (SUB2014-00066/CO15-0034) to TRACY RONCA based on the Findings A through M. in Exhibit A and subject to the Conditions 1 through 22 in Exhibit B. adopted.**

**Motion by:** Leslie Terry

**Second by:** Glenn Marshall

<b>BOARD MEMBERS</b>	<b>AYES</b>	<b>NOES</b>	<b>ABSTAIN</b>	<b>RECUSE</b>
Carroll, Ellen	x			
Arlin-Genet, Aeron				
Marshall, Glenn	x			
Terry, Leslie	x			

## **PLANNING STAFF UPDATES**

10. This is the time staff provides updates to the Review Authority for items not on the agenda.

None.

## **ADJOURNMENT**

**Next Scheduled Meeting: January 4, 2016**, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

**Nicole Retana, Secretary**

**Subdivision Review Board**

**Minutes will approved at the March 7, 2016 Subdivision Review Board meeting.**